

1. **Call To Order**: Rich Heidel called the meeting to order at 5:34 pm.
Roll Call: Dave Dillenburg, aye; Bob Ross, aye; Tom Dennee, aye; David Johnson, aye; Peter Burkel, aye; Rich Heidel, aye. Jeff Ambrosius is excused.
2. **Verify/Modify/Approve Agenda**
Motion by Rich Heidel, **Second by** Bob Ross to approve the Planning & Zoning Commission agenda. All in favor. None opposed. Motion carried.
3. **Approval Of Planning & Zoning Minutes: February 11, 2015:**
Motion by Tom Dennee, **Second by** David Johnson to approve the January 14, 2015 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment On Non-Agenda Items:**
None.
5. **Zoning Administrator's Report:**
Discussion regarding R2-single family lot size standards in relation to a potential CSM for lands abutting an R2 zoned subdivision. When Bain Brook 4th Addition was originally platted, Brookmont Court was partially dedicated and improved. The R2 zoning has an exception that allows the platted area to be no less than 2 acres minimum and 25% of the lots are allowed to be less than 2 acres. Using that formula, the platted area would allow 4 lots to be less than 2 acres given the general rounding rules. The Bain Brook 4th Addition is maxed out on the allowable 25% of lots less than 2 acres. There is a potential buyer for the abutting property, HB-35 and the buyer is asking to continue the development by adding 2 lots at the end of Brookmont Court. If this extended area is allowed to use the plat exception, the minimum lot size would be 2 acres, if not the minimum lot size is 2 ½ acres.
6. **MEETING ADJOURNMENT:**
Motion by Dave Dillenburg, **Second by** Tom Dennee to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 6:25 p.m.